

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Jersey City

State: NJ

PJ's Total HOME Allocation Received: \$49,944,030

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State: 27			
Program Progress:							
% of Funds Committed	93.80 %	89.44 %	4	90.66 %	80		78
% of Funds Disbursed	72.37 %	79.59 %	24	81.06 %	8		13
Leveraging Ratio for Rental Activities	3.2	4.71	19	4.62	31		38
% of Completed Rental Disbursements to All Rental Commitments***	71.25 %	85.10 %	25	81.27 %	16		16
% of Completed CHDO Disbursements to All CHDO Reservations***	40.98 %	65.13 %	23	68.23 %	11		13
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	81.51 %	82.90 %	19	79.86 %	46		43
% of 0-30% AMI Renters to All Renters***	30.38 %	44.92 %	22	44.82 %	24		26
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	96.07 %	1	94.65 %	100		100
Overall Ranking:			In State: 25 / 27	Nationally:	17		21
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$29,484	\$26,982		\$25,419	530 Units		61.20 %
Homebuyer Unit	\$27,831	\$16,774		\$14,530	336 Units		38.80 %
Homeowner-Rehab Unit	\$0	\$15,065		\$20,251	0 Units		0.00 %
TBRA Unit	\$0	\$8,048		\$3,156	0 Units		0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Jersey City NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$74,897	\$115,843	\$0
State:*	\$102,139	\$92,233	\$16,998
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ:	2.0 %
National Avg:	1.1 %

R.S. Means Cost Index: 1.11

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	18.1	1.2	0.0	0.0
Black/African American:	68.3	48.2	0.0	0.0
Asian:	0.0	1.8	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.6	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.6	0.0	0.0
Other Multi Racial:	0.8	1.5	0.0	0.0
Asian/Pacific Islander:	0.0	3.9	0.0	0.0

ETHNICITY:

Hispanic	12.8	42.3	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	46.8	3.6	0.0	0.0
2 Persons:	23.4	17.3	0.0	0.0
3 Persons:	16.6	28.6	0.0	0.0
4 Persons:	9.4	31.3	0.0	0.0
5 Persons:	3.4	15.8	0.0	0.0
6 Persons:	0.2	3.0	0.0	0.0
7 Persons:	0.2	0.6	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	29.8	11.9	0.0	0.0
Elderly:	24.2	1.8	0.0	0.0
Related/Single Parent:	36.2	50.3	0.0	0.0
Related/Two Parent:	6.0	34.2	0.0	0.0
Other:	3.8	1.8	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	24.0	6.8 [#]
HOME TBRA:	0.0	
Other:	14.3	
No Assistance:	61.7	

of Section 504 Compliant Units / Completed Units Since 2001 56

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

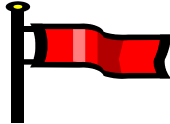
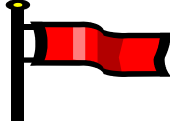
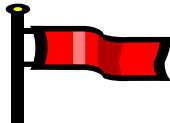
Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Jersey City State: NJ Group Rank: 17
 State Rank: 25 / 27 PJs (Percentile)
 Overall Rank: 21 (Percentile)
 Summary: 3 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	71.25	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	40.98	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	81.51	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	4.45	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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